



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Ning Li Short Plat

Proposal Address: 17023 SE Newport Way

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 28,864 square foot lot (.66 acres) into two single-family lots, located within the R-3.5 single family residential land use district.

File Number: 18-127588-LN

Applicant: Nicole Mecum

Decisions Included: Preliminary Short Plat (Process II)

Planner: Faheem Darab, Senior Planner

State Environmental Policy Act Threshold Determination: Exempt per WAC 197-11-800(6)(a)

Department Decision: **Approval with Conditions**

By: _____
Faheem Darab, Senior Planner
Development Services Department

Application Date:	October 17, 2018
Notice of Application:	November 29, 2018
Minimum Comment Period:	December 13, 2018 (14 days)
Decision Publication Date:	March 12, 2020
Appeal Deadline:	March 26, 2020 (14 days)

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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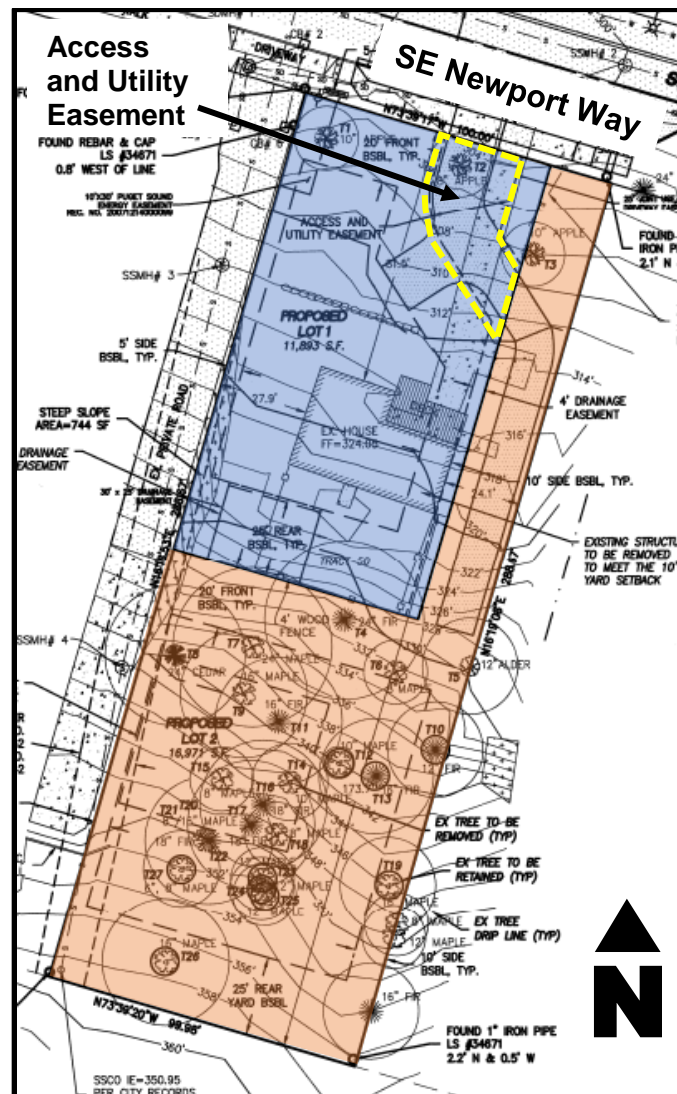
ATTACHMENTS

Project Drawings

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing 28,869 square foot lot (approximately 0.66 acres) into two single-family lots of 11,893 square feet (proposed Lot 1 adjacent to SE Newport Way) and 16,971 square feet (proposed Lot 2 south of proposed Lot 1). Lot 1 would be rectangular shaped abutting SE Newport Way. Lot 2 would be a flag lot that gains access from SE Newport Way. An access and utility easement is proposed across the northern portion of Lot 1 to connect to Lot 2 along the eastern property line. The existing lot currently contains a single-family residence. A portion of the residence is within the proposed 10-foot structure setback. The applicant has proposed to demolish this residence, which is entirely on Lot 1, prior to final short plat approval. Lot 1 will then be redeveloped in the future with a new single family residence. Lot 2 will also be developed in the future with a single-family residence. **Refer to Condition of Approval regarding demolition of existing house in Section IX of this report.**

Figure 1 – Proposed Preliminary Short Plat



The subject property is located within the R-3.5 single-family residential land use district

within the Newcastle neighborhood area (subarea) established by the Comprehensive Plan.

As defined by Land Use Code 20.25H, the site does not contain any critical areas, buffers, or structure setbacks. The subject property contains 27 significant trees, mostly Maples and Douglas Firs totaling 364 diameter inches. The applicant must retain 30% of this or a minimum of 110 diameter inches. The applicant proposes to retain 114 diameter inches (31%), all on the proposed southern Lot 2.

II. SITE DESCRIPTION and CONTEXT

The subject property is a rectangular shaped lot within an existing single-family neighborhood and is bordered on four sides by single-family detached dwellings. The subject property is within the R-3.5 single family land use district and is designated by the Comprehensive Plan as Single-Family Medium Density.

Figure 2 – Aerial Image



The topography of the subject property slopes more than 50 feet down from the south towards the north along SE Newport Way. The SE Newport Way street frontage is at 304' elevation while the southern property line is at 358'. There is an existing single-family residence accessed by a single driveway curb cut off SE Newport Way. The property to the east has a curb cut and driveway within about 20 feet of the subject property while the property to the west has a curb cut and private road within a few feet of the subject property. There is about 30 feet of unimproved right-of-way between the property line and roadway consisting of landscaping. There is no curb and gutter or sidewalks. The proposal would add a 6-foot sidewalk and 4-foot planter strip along the street frontage along with curb and gutter and a 5-foot painted bike lane along SE Newport Way.

Refer to Conditions of Approval regarding engineering plans in Section IX of this report.

III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The two lots proposed by this short plat application are permitted within the R-3.5 Suburban Residential District. Refer to Table 1 below for discussion of dimensional requirements.

Figure 3 – Zoning Map

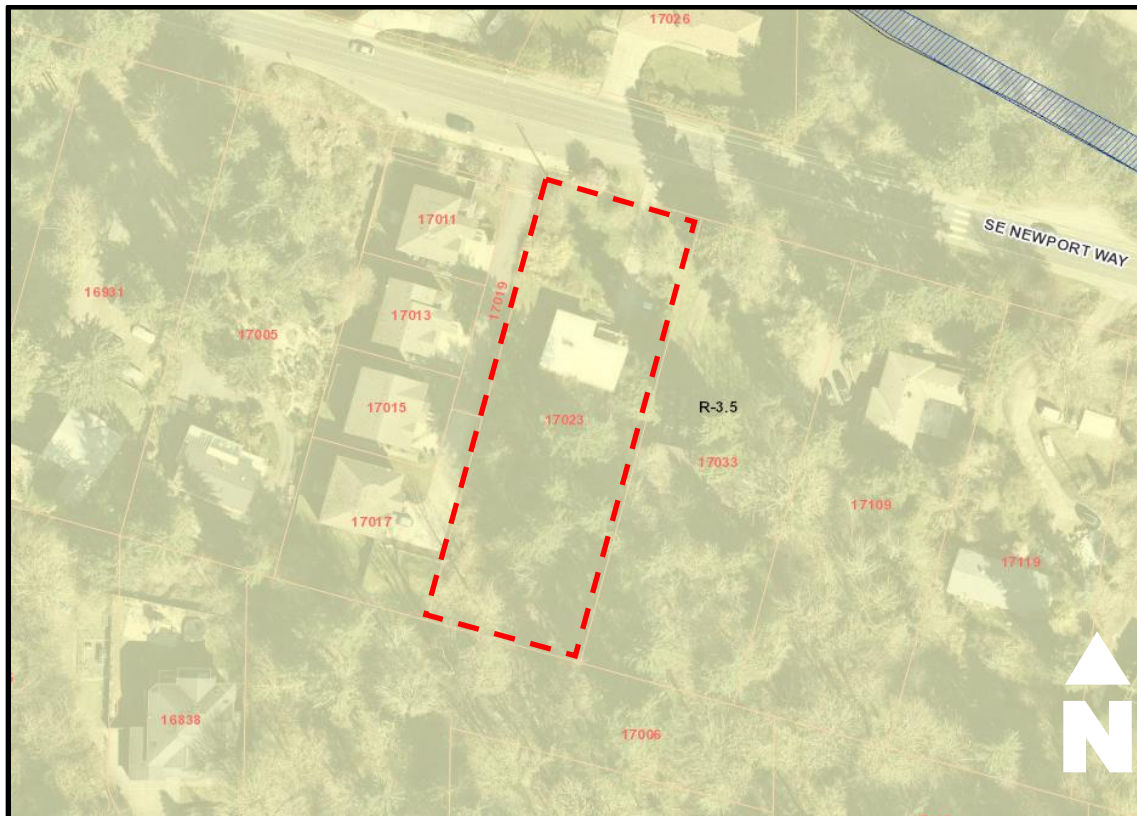


Table 1 – Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-3.5 Suburban Residential District Newcastle neighborhood area (subarea) Comprehensive Plan Designation: Single-Family Medium Density	
Gross Site Area	28,864 square feet (approximately 0.66 acres)	
ITEM	REQUIRED / ALLOWED	PROPOSED
Minimum Lot Area	10,000 square feet	Lot 1: 11,893 square feet Lot 2: 16,971 square feet
Minimum Street Frontage Width	30 feet	100 feet
Minimum Lot Width	70 feet	Lot 1: 80 feet Lot 2: 100 feet

ITEM	REQUIRED / ALLOWED	PROPOSED
Minimum Lot Depth	80 feet	Lot 1: 148 feet Lot 2: 140 feet
Building Setbacks (Lot 1)	Front: 20 feet min. Rear: 25 feet min. Side: 5 feet min. 2 sides together: 15 feet min.	Front: 20 feet Rear: 25 feet Side: 5 feet from west property line Side: 10 feet from access easement along the east property line 2 sides: 15 feet
Building Setbacks (Lot 2)	Front: 20 feet min. Rear: 25 feet min. Side: 5 feet min. 2 sides together: 15 feet min.	Front: 20 feet Rear: 25 feet Side: 5 feet from west property line Side: 10 feet from east property line 2 sides: 15 feet
Building Height	35 feet from average elevation of existing grade to ridge of pitched roof	To be determined during Building Permit review
Maximum Lot Coverage by Structure	35% Lot 1 = 4,163 square feet Lot 2 = 5,940 square feet	Existing Lot: 1,329 square feet Lot 1 = To be determined during Building Permit review Lot 2 = To be determined during Building Permit review
Maximum Hard Surface Coverage	75% Lot 1 = 8,920 square feet Lot 2 = 12,728 square feet	Existing Lot: 2,731 square feet Lot 1 = To be determined during Building Permit review Lot 2 = To be determined during Building Permit review
Maximum Impervious Surface	45% Lot 1 = 5,352 square feet Lot 2 = 7,637 square feet	Existing Lot: 2,612 square feet Lot 1 = To be determined during Building Permit review Lot 2 = To be determined during Building Permit review
Minimum Greenscape within Front Yard Setback	50% Lot 1 = 800 square feet Lot 2 = 1000 square feet	Lot 1 = To be determined during Building Permit review Lot 2 = To be determined during Building Permit review
Significant Tree Retention	30% diameter inches of all significant trees on site (364 diameter inches). Total diameter inches to be retained = 110 minimum (30% of 364 = 110)	31% = 114 diameter inches

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas located on the subject property. Short Plats not containing critical areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

V. SUMMARY OF TECHNICAL REVIEWS

A. Clearing & Grading

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions. A Clearing and Grading Permit would be required for this project per BCC 23.76.035 if the proposed work for shared infrastructure construction and frontage improvements disturbs an area larger than 1000 sf or requires grading of more than 50 cy.

B. Utilities

Surface Water

The project has proposed to use dispersion to meet the drainage requirement meeting DOE Minimum Requirements 1-5. The dispersion facilities can be feasibly constructed without requiring any deviations from engineering standards.

Water

The project proposes to connect water service from an 8" water main in SE Newport way for lot 1. The existing ¾" water service is proposed to be reused for lot 2.

Sewer

The existing side sewer stub is proposed to be reused with a joint use onsite side sewer for lots 1 and 2.

Refer to Conditions of Approval regarding water, sewer and storm drainage in Section IX of this report.

C. Transportation

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Refer to Conditions of Approval regarding off-street parking in Section IX of this report.

Site Access

The proposed two lot short plat is comprised of an existing lot on the south side of SE Newport Way, which has one existing single-family home taking access from SE Newport Way via a single-family driveway. SE Newport Way is a two-lane road classified as a minor arterial. There is currently a 9-foot asphalt shoulder and grass ditch along the site frontage. Access for the short plat will be via a joint use driveway to be constructed across lot 1 and 2, replacing the existing single-family driveway. No other access connection to city right-of-way is authorized. The joint use driveway must be a minimum of 16 feet wide contained within a 20-foot-wide shared access easement. The joint use driveway approach must be built per the Transportation Design Manual Standard Drawings.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Refer to Conditions of Approval regarding access design and maintenance in Section IX of this report.

Street Frontage Improvements

The Ning Li short plat has frontage on SE Newport Way. The lot is bordered by single family lots to the east, west, and south. There is currently a 9-foot asphalt shoulder and grass ditch along the site frontage. Pavement widening, and a 6-foot-wide sidewalk has been installed on the short plat to the west adjacent to the site. The frontage improvements on this short plat will tie into the existing sidewalk on the property to the west.

The project frontage improvements and joint use driveway requirements include:

- Widen the paved shoulder on SE Newport Way to provide 28 feet of asphalt from the face of curb to the centerline of the road.
- Install minimum 6-foot-wide sidewalk, minimum 4-foot-wide landscape planter, and new curb and gutter along the frontage, connecting to the existing sidewalk at the east property line.
- At the east property line, install an ADA compliant asphalt transition ramp from the sidewalk to the pavement.
- Install a new minimum 16-foot-wide joint use driveway approach.
- Install a minimum 16-foot-wide joint use driveway within a minimum 20-foot-wide access easement.
- Concrete curb and gutter is required on the private road in areas where the grade exceeds 8%.
- Street lighting meeting City of Bellevue's standards per BCC 14.60.210 is required on SE Newport Way. An AGI analysis will be required to verify that minimum light levels are met.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Refer to Conditions of Approval regarding infrastructure improvements in Section IX of this report.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Refer to Conditions of Approval regarding a right of way use permit in Section IX of this report.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site, SE Newport Way is classified as "No Street Cuts Permitted". Permission to cut into SE Newport Way must be obtained through a variance on the right-of-way use permit. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

Refer to Conditions of Approval regarding pavement restoration in Section IX of this report.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

Refer to Conditions of Approval regarding sight distance in Section IX of this report.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Ning Li Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

D. Fire

The Fire Department has approved the preliminary short plat. Based on 15% slope of driveway, fire sprinklers will be required on future residence.

Refer to Conditions of Approval regarding fire sprinklers in Section IX of this report.

VI. PUBLIC COMMENT

The City notified the public of this proposal on November 29, 2018, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the same day. No written comments were received regarding the proposal.

VII. DECISION CRITERIA

Land Use Code 20.45B.130A Decision Criteria for a Preliminary Short Plat:

The City may approve or approve with modifications a preliminary plat if:

- 1. The preliminary short plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. Application of City codes, including the Utilities Codes, ensure that the proposal will not increase the rate of runoff of storm water leaving the site. The storm drainage system proposed provides adequate mitigation for storm water. The applicant will install a joint use driveway approach per Bellevue Standards and will install new curb and gutter along the entire frontage.

- 2. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in Bellevue in accordance with the Comprehensive Plan which encourages housing on under-utilized sites and also meets the Newcastle Subarea Comprehensive Plan Policy S-NC-11 of promoting infill development at a density consistent with the existing character of established neighborhoods. The proposal is also in compliance with all other applicable City codes and standards.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention and protection requirements which will maintain some of the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

4. The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, and the City of Bellevue Development Standards.

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-3.5 land use district, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements:

A. Dimensional Requirements: Refer to Section III of this report for dimensional requirements. Both lots can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

B. Significant Tree Preservation: Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 110 diameter inches of the 364 diameter inches of the existing significant trees.

The applicant proposes to preserve a total of 114 diameter inches or 31% of the diameter inches of the significant trees onsite. This satisfies the minimum 30% tree retention requirement. **Refer to Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

5. The proposal is in accord with the Comprehensive Plan, BCC Title 21.

Finding: The site is located within the Newcastle neighborhood area (subarea). The Comprehensive Plan specifies Single-Family Medium Density development for this property which is consistent with the R-3.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

Land Use Policy LU-5: Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.

Finding: This short plat will provide for one additional future single-family residential lot and corresponding unit. The creation of an additional single-family lot will help support Bellevue meeting its share of the regionally adopted forecasts for residential uses.

Land Use Policy LU-6: Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Finding: The proposed two lots are the maximum density allowed on this lot within the R-3.5 land use district.

Land Use Policy LU-13: Support neighborhood efforts to maintain and enhance their character and appearance.

Housing Policy HO-3: Maintain the character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.

Finding: The proposal will provide an additional single-family lot within an existing single-family district. The retention of the required existing mature trees will help maintain the character of the surrounding neighborhood.

Newcastle Subarea Policy S-NC-11: Promote infill development at a density consistent with the existing character of established neighborhoods.

Finding:

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance.

Finding: As conditioned, each lot (proposed Lots 1 and 2) can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

VIII. CONCLUSION AND DECISION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Ning Li Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

IX. CONDITIONS OF APPROVAL

The following conditions are imposed under authority referenced.

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes and ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes- BCC Title 23	Bldg. Division 425-452-6864
Fire Code- BCC 23.11	Glen Albright, 425-452-4270
Land Use Code- BCC Title 20	Faheem Darab, 425-452-2731
Noise Control- BCC 9.18	Faheem Darab, 425-452-2731
Transportation Code- BCC 14.60	Ian Nisbet, 425-452-4851
Right of Way Use Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- BCC Title 24	Mark Dewey, 425-452-6179

A. GENERAL CONDITIONS:

1. Water, Sewer and Storm Drainage

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Separate water UC and sewer UA permits will be required for each lot. Existing water and sewer services can be reused if the existing services are determined to be good for reuse at time of demolition and capping of the existing services and are sized large enough for the proposed homes. If the services are not found to be good for reuse by the Utilities Department, the services will need to be replaced by the Utilities Department. If the Utilities Department cannot make repairs meeting the developer's schedule for construction, then the Developer will need to repair the services at their expense. Storm drainage review will be completed under each building permit for lot 1 and 2 at the time of building permit submittal. The drainage for the roadway improvements and joint use driveway may need to be permitted separately under a UB storm permit if a clear and grade permit is required for frontage improvements. All unused water, sewer and storm services are required to be abandoned back to the main. Water, sewer and storm easements will be required and recorded under the final short plat.

AUTHORITY: BCC 24.02, 24.04 & 24.06

REVIEWER: Mark Dewey, Utilities Department

2. Fire Sprinklers

The grade of the fire apparatus access road shall be in accordance with the City of Bellevue Transportation Department Design Standards and Manual. Access roads, including public and private roads and driveways shall comply with the following:

1. The grade of access for non-sprinklered properties shall not exceed 12%.
2. The grade of access for sprinklered properties shall not exceed 15%.
3. All grades of access in excess of 15% require approval by the fire department.

AUTHORITY: IFC 503.2.7

REVIEWER: Glen Albright, Fire Department

3. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Faheem Darab, Land Use

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMITS

4. Right Of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Right-of-Way/Transportation Department

5. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Right-of-Way/Transportation Department

6. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to SE Newport Way, pavement restoration in SE Newport Way, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The project frontage improvements and joint use driveway requirements include:

- Widen the paved shoulder on SE Newport Way to provide 28 feet of asphalt from the face of curb to the centerline of the road.
- Install minimum 6-foot-wide sidewalk, minimum 4-foot-wide landscape planter, and new curb and gutter along the frontage, connecting to the existing sidewalk at the west property line.
- At the east property line, install an ADA compliant asphalt transition ramp from the sidewalk to the pavement.
- Install a new minimum 16-foot-wide joint use driveway approach.
- Install a minimum 16-foot-wide joint use driveway within a minimum 20-foot-wide access easement.
- Concrete curb and gutter is required on the private road in areas where the grade exceeds 8%.
- Street lighting meeting City of Bellevue's standards per BCC 14.60.210 is required on SE Newport Way. An AGI analysis will be required to verify that minimum light levels are met.
- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.

REVIEWER: Ian Nisbet, Transportation Department

7. Sight Distance

The proposed driveway access onto SE Newport Way shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on SE Newport Way must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ian Nisbet, Transportation Department

8. Pavement Restoration

The city's pavement manager has determined that this segment of SE Newport Way is classified as "No Street Cuts Permitted". Permission to cut into SE Newport Way must be obtained through a variance on the right-of-way use permit. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet. Trench restoration must meet the requirements of Section 23 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

REVIEWER: Tim Stever, Right-of-Way/Transportation Department

9. Tree Protection

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be established prior to initiation of any clearing and grading by a certified arborist for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the drip lines). This tree protection fencing shall be shown on plans.
- b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.
- c) Every measure shall be taken to preserve these existing trees during plat engineering.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Faheem Darab, Land Use

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

10. Tree Retention

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 114 diameter inches of existing significant trees to remain, as proposed. A separate Tree Preservation Plan will be required that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines, and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

During construction, the dripline of the trees to be saved shall be fenced to prevent clearing and grading activities within the dripline area.

AUTHORITY: Land Use Code, 20.20.900.D
REVIEWER: Faheem Darab, Land Use

11. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260 Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ian Nisbet, Transportation Department

12. Access Design and Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final Subdivision map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Ian Nisbet, Transportation Department

13. Demolition of Existing House

The applicant shall remove the existing house and associated structures located within the eastern side yard structure setback prior to final short plat approval and shall provide survey verification that all structures have been demolished.

AUTHORITY: Land Use Code, 20.20.010

REVIEWER: Faheem Darab, Land Use

ATTACHMENTS:

Project Drawings

CB# 1
RIM=303.58
INV=291.08 (12" CONC-E&W)

CB# 2
RIM=302.66
INV=299.46 (12" ADS-S&SW)

CB# 3
RIM=300.69
INV=298.09 (12" CONC-E&W)

CB# 4
RIM=299.96
INV=297.16 (12" CONC-W)

CB# 5
RIM=299.28
INV=291.48 (12" ADS-S)

CB# 6
RIM=305.14
INV=291.74 (12" ADS-N)

CB# 7
RIM=305.16
INV=300.06 (8" ADS-W)

SDMH# 1
VAULT ACCESS

SDMH# 2
RIM=303.87
INV=299.57 (12" ADS-S)

SDMH# 3
RIM=301.53
INV=291.53 (12" ADS-N&W)

SDMH# 4
RIM=297.27
INV=292.90 (24" CMP-S)

SSMH# 1
RIM=303.09
INV=295.39 (8" PVC-S&W)

SSMH# 2
RIM=299.98
INV=292.88 (8" PVC-S&W)

SSMH# 3
RIM=314.05
INV=305.05 (8" PVC-S)

SSMH# 4
RIM=342.18
INV=332.13 (8" PVC-S)

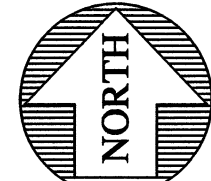
TREE TABLE:

ID	Species	Diameter	Factor	Effective Diameter	Retained factor	Retained Diameter
T-1	apple	10	1	10	0	0
T-2	apple	8	1	8	0	0
T-3	apple	10	1	10	0	0
T-4	fir	24	1	24	0	0
T-5	alder	12	0.5	6	0	0
T-6	maple	8	1	8	0	0
T-7	maple	24	1	24	0	0
T-8	cedar	24	1	24	0	0
T-9	maple	16	1	16	0	0
T-10	fir	12	1	12	1	12
T-11	fir	16	1	16	0	0
T-12	maple	10	1	10	1	10
T-13	fir	16	1	16	1	16
T-14	maple	10	1	10	0	0
T-15	maple	8	1	8	0	0
T-16	fir	18	1	18	0	0
T-17	fir	18	1	18	0	0
T-18	maple	8	1	8	0	0
T-19	maple	16	1	16	1	16
T-20	maple	16	1	16	0	0
T-21	maple	8	1	8	0	0
T-22	fir	18	1	18	0	0
T-23	maple	12	1	12	1	12
T-24	maple	12	1	12	1	12
T-25	maple	12	1	12	1	12
T-26	maple	16	1	16	1	16
T-27	maple	8	1	8	1	8
Total		370		364	9	114

Required Retention = 30%

APPROXIMATE LOCATION
OF WATER MAIN PER
CITY RECORDS

APPROXIMATE LOCATION
OF EXISTING SEWER
STUB OUT PER CITY
RECORDS



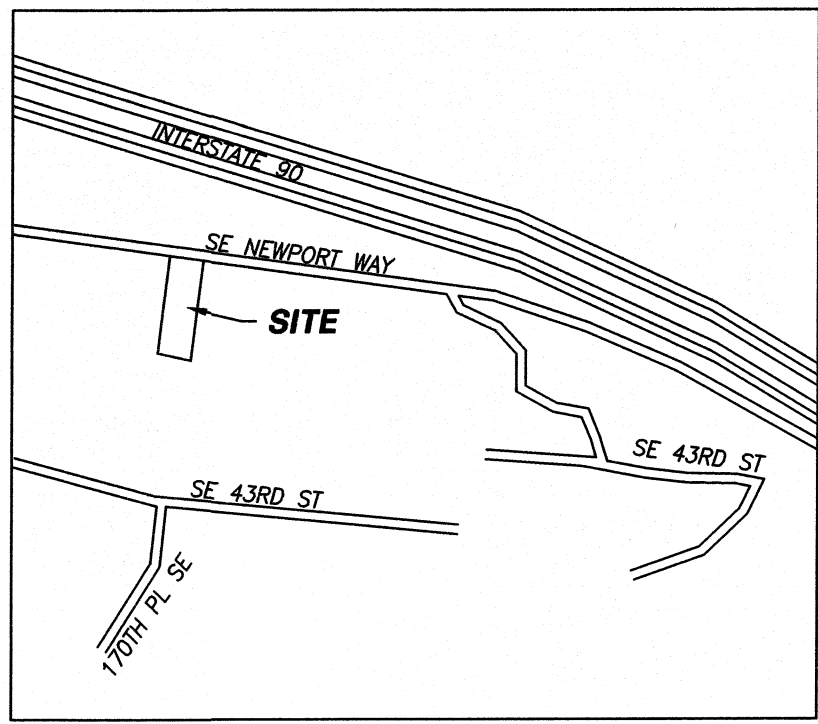
SCALE 1" = 30'

LEGEND

- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- STORM LINE
- SEWER LINE
- WATER LINE
- ROCKERY
- UTILITY POLE
- FIR TREE
- APPLE TREE
- CEDAR TREE
- ALDER TREE
- MAPLE TREE
- FOUND MONUMENT IN CASE
- FOUND MONUMENT W/O CASE
- FOUND CORNER AS NOTED
- MEASURED
- PLAT OF WILLOW RIDGE TRACTS
- CITY OF BELLEVUE
- CALCULATED
- REFERENCE RECORD OF SURVEY, REC. NO. 20080922900003
- REFERENCE PLAT OF ST. FRANCIS WOOD, VOL. 88, PGS 17 & 18
- REFERENCE KING COUNTY SHORT PLAT L02S0024, REC. NO. 2008112900007
- REFERENCE KING COUNTY SHORT PLAT L99S3014, REC. NO. 20010607900004
- SLOPES OF 40% AND GREATER WITH A MINIMUM OF 10' RISE

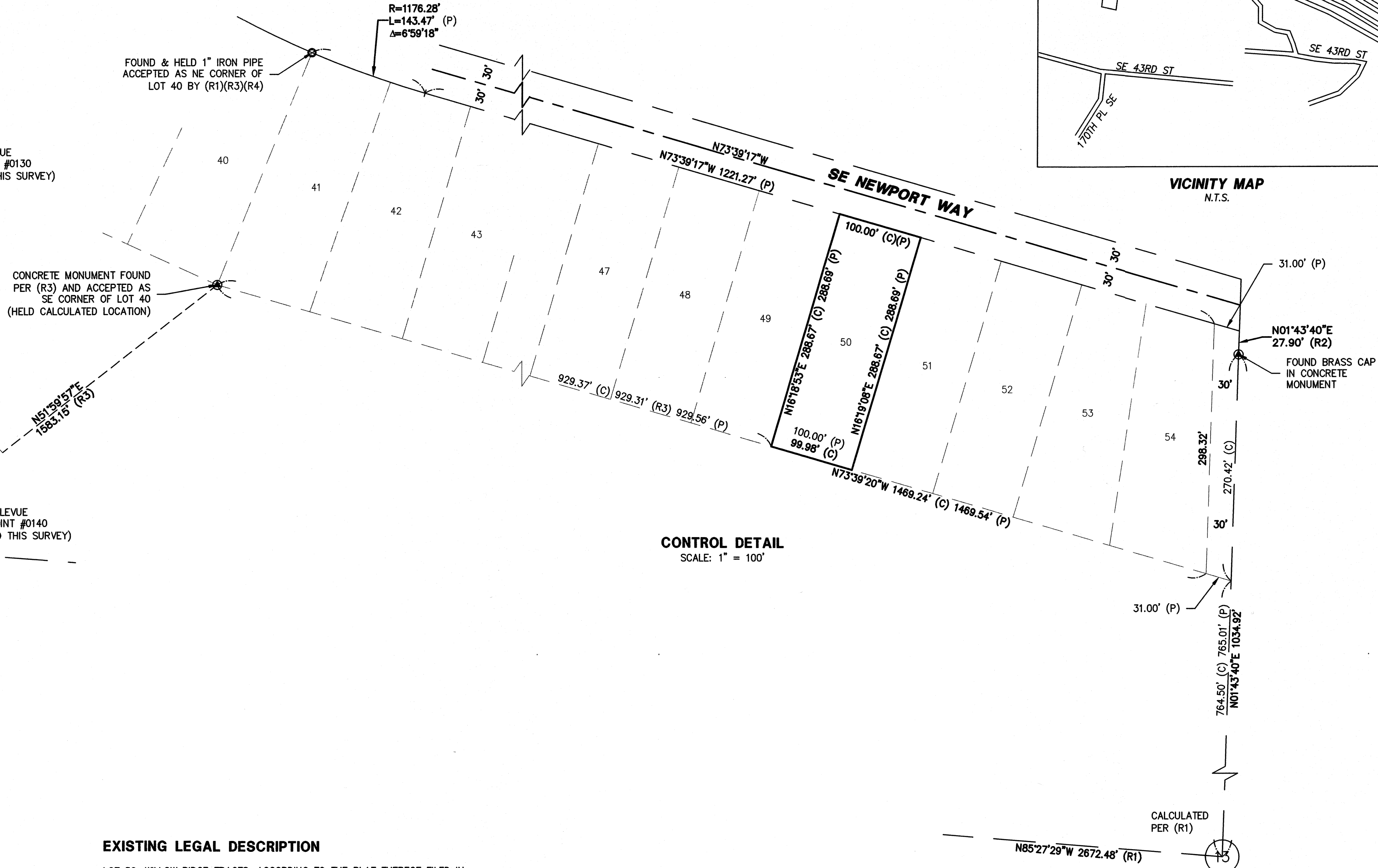
NING LI SHORT PLAT

SE 1/4 OF NW 1/4 OF SECTION 13, T. 24 N., R. 5 E., W.M.
CITY OF BELLEVUE, STATE OF WASHINGTON



VICINITY MAP

N.T.S.



EXISTING LEGAL DESCRIPTION

LOT 50, WILLOW RIDGE TRACTS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 38 OF PLATS AT PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING AND STATE OF WASHINGTON.

TICOR TITLE COMPANY
GUARANTEE/CERTIFICATE NUMBER: 70101786
DATED: SEPTEMBER 17, 2018

SCHEDULE B

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF WILLOW RIDGE TRACTS, RECORDED IN VOLUME 38 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON, RECORDED UNDER RECORDING NUMBER 32440031.
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED JULY 10, 1947 UNDER RECORDING NUMBER 3703783.
- WILLOW RIDGE WATER ASSOCIATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED JANUARY 28, 1959 UNDER RECORDING NUMBER 4991030, REGARDING COMMUNITY WATER SYSTEM AND CHARGES RELATED THERETO.
- NOTICE OF CHARGES BY WATER, SEWER AND STORM & SURFACE WATER UTILITIES AND THE TERMS AND CONDITIONS THEREOF, RECORDED DECEMBER 20, 1996 UNDER RECORDING NUMBER 961200938.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO CITY OF BELLEVUE, A MUNICIPAL CORPORATION FOR SANITARY SEWER, RECORDED MARCH 31, 2005 UNDER RECORDING NUMBER 20050331001182, AFFECTING PORTION OF SAID PREMISES.
AMENDMENT TO SAID EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, RECORDED NOVEMBER 29, 2007 UNDER RECORDING NUMBER 20071214000099, AFFECTING A PORTION OF SAID PREMISES.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO PUGET SOUND ENERGY, INC. FOR UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, RECORDED DECEMBER 14, 2007 UNDER RECORDING NUMBER 20071214000099, AFFECTING A PORTION OF SAID PREMISES.

SITE DATA

REF. SITE ADDRESS: 17023 S.E. NEWPORT WAY
BELLEVUE, WA 98006

REF. TAX ACCOUNT NO.: 942950-0240

SITE AREA: 28,869± S.F. / 0.663± ACRES

EXISTING ZONING: R-3.5

EXISTING USE: SINGLE FAMILY RESIDENTIAL

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROJECT CONTACT LIST

OWNER/DEVELOPER
NING LI
324 FOX HUNT RD.
PITTSBURGH, PA 15238
PHONE (952) 201-9352

CIVIL ENGINEER
ENCOMPASS ENGINEERING AND SURVEYING
165 NE JUNIPER STREET, #201
ISSAQUAH, WA 98027
CONTACT: ED MECUM, PE
(425) 392-0250

SURVEYOR
ENCOMPASS ENGINEERING AND SURVEYING
165 NE JUNIPER STREET, #201
ISSAQUAH, WA 98027
CONTACT: DAVID MATTHEWS, PLS
(425) 392-0250

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE BENCHMARK 361
3" DIAMETER CITY OF BELLEVUE BRASS CAP STAMPED "CITY OF BELLEVUE"
"BM361" H2302" LOCATED IN THE TOP OF CURB AT THE WEST END OF
CURB RETURN AT 164TH AVENUE S.E. AND 164TH PLACE S.E. BETWEEN
HOUSES #4243 AND #4253
ELEVATION=456.54 FEET

HORIZONTAL DATUM

NAD 83(2011) - WASHINGTON NORTH ZONE

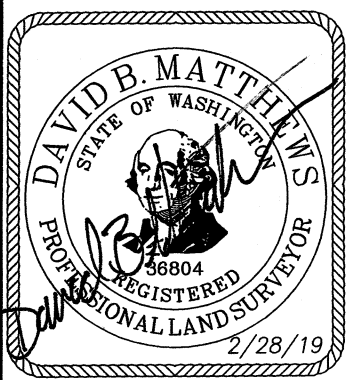
BASIS OF BEARINGS

N21°09'17"W BETWEEN CITY OF BELLEVUE CONTROL POINTS #2302 & #3317

REFERENCES

- PLAT OF WILLOW RIDGE TRACTS, VOL. 38, PG. 26
- PLAT OF ST. FRANCIS WOOD, VOL. 88, PGS. 17 & 18
- RECORD OF SURVEY, REC. NO. 20080922900003
- KING COUNTY SHORT PLAT L02S0024, REC. NO. 2008112900007
- KING COUNTY SHORT PLAT L99S3014, REC. NO. 20010607900004

REVISIONS	DATE	BY
DESCRIPTION	EDM	EDM
PER CITY COMMENTS	EDM	EDM
PER CITY COMMENTS	EDM	EDM
PER CITY COMMENTS	EDM	EDM



8/28/19

NING LI
TAX PARCEL 942950-0240
17023 SE NEWPORT WAY
PRELIMINARY SHORT PLAT

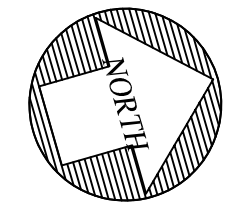
Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
407 Shilwater Blvd. • Clc Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

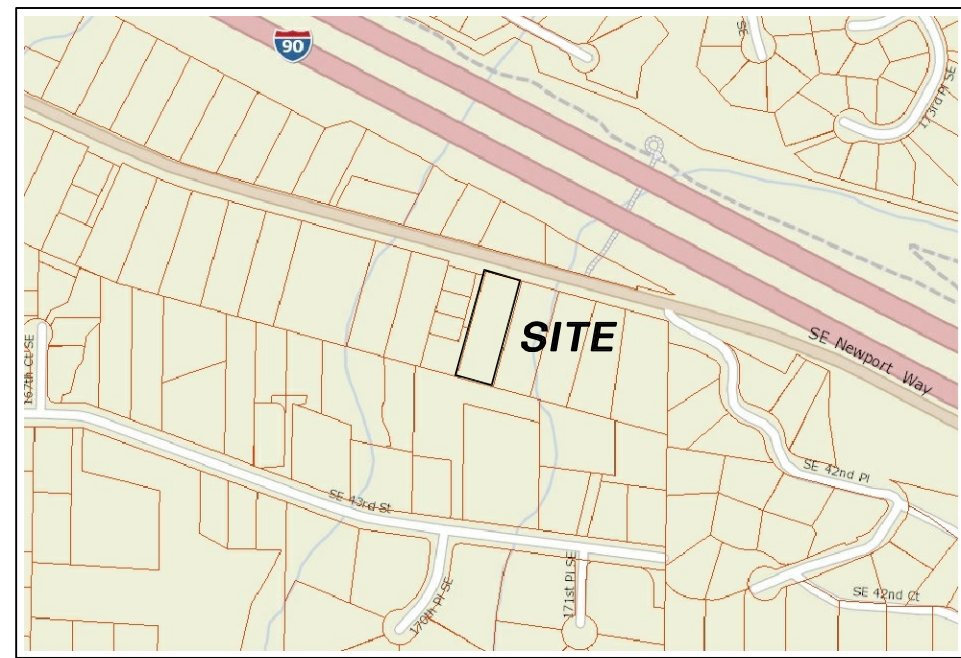
JOB NO.	13563
DATE	08/22/19
SCALE	1"=30'
DESIGNED	EM
DRAWN	JEF
CHECKED	EM
APPROVED	EM

SHEET 1 OF 1

NING LI SHORT PLAT
SE 1/4 OF NW 1/4 OF SECTION 13, T. 24 N., R. 5 E., W.M.
CITY OF BELLEVUE, STATE OF WASHINGTON



0 5 10 20
SCALE 1" = 20'



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 50, WILLOWS RIDGE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BENCHMARK:

CITY OF BELLEVUE BENCHMARK 361
3" DIAMETER CITY OF BELLEVUE BRASS CAP STAMPED "CITY OF BELLEVUE" "BM361" "H2302" LOCATED IN THE TOP OF CURB AT THE WEST END OF CURB RETURN AT 164TH AVENUE S.E. AND 164TH PLACE S.E. BETWEEN HOUSES #4243 AND #4253
ELEVATION=456.54 FEET

HORIZONTAL CONTROL:

C.O.B. HORIZONTAL STATION 2302
3" DIA. CITY OF BELLEVUE BRASS CAP STAMPED "CITY OF BELLEVUE" "BM361" "H2302" WITH PINCH MARK LOCATED IN THE TOP OF CURB AT THE WEST END OF CURB RETURN AT 164TH AVENUE S.E. AND 164TH PLACE S.E. BETWEEN HOUSES #4243 AND #4253

C.O.B. HORIZONTAL STATION 3317

3"x3" CONCRETE MON. WITH 3/8" DIA. BRASS ROD WITH PINCH MARK IN CASE AT THE INTERSECTION OF S.E. 40TH STREET AND 162ND AVENUE S.E.

BASIS OF BEARING:

NAD83 (NRSR 2007) - NORTH ZONE

BUILDING SETBACK (BSBL) NOTE:

SETBACKS:
FRONT: 20'
REAR: 25'
SIDE: 5' MIN. (TOTAL 15' BETWEEN BLDGS)

MAILBOX NOTE:

MAILBOX LOCATION TO BE APPROVED BY BELLEVUE POSTMASTER.

TREE RETENTION NOTE:

TREE RETENTION FOR THIS SITE SHALL MEET OR EXCEED THE TREE RETENTION REQUIREMENT PER 20.20.900 "TREE RETENTION AND REPLACEMENT". (TREES RETAINED EXCEED THIS REQUIREMENT.)

STORMWATER BMP SETBACK NOTE:

PROPOSED STORMWATER BMP'S SHALL BE SETBACK FROM STRUCTURES & PROPERTY LINES. PER TABLE 4.12 BELLEVUE 2015 SURFACE WATER ENGINEERING STANDARDS.

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY NOTE:

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAVE BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ENCOMPASS ENGINEERING CANNOT ENSURE THE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

ADDITIONAL SURVEY NOTE:

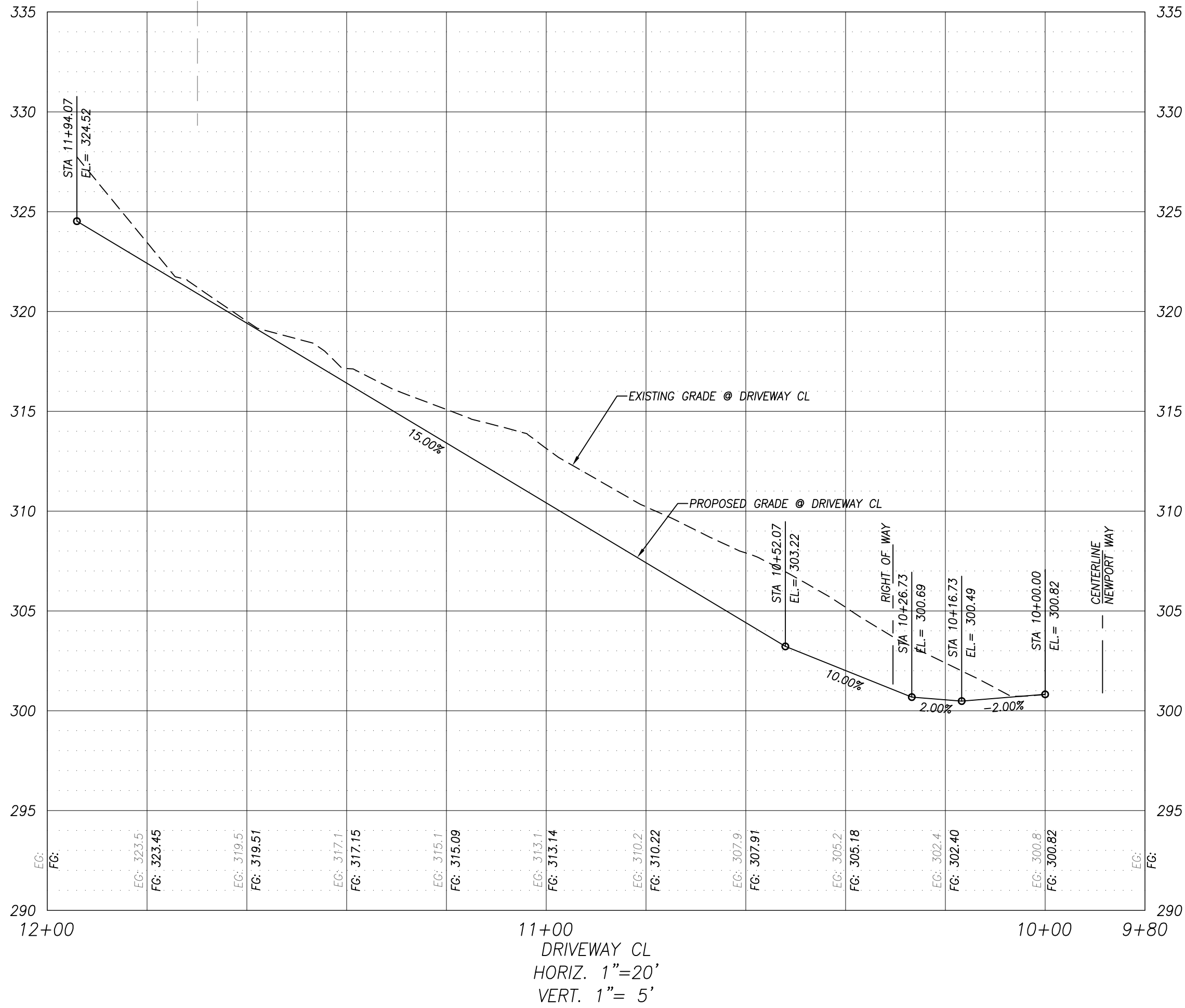
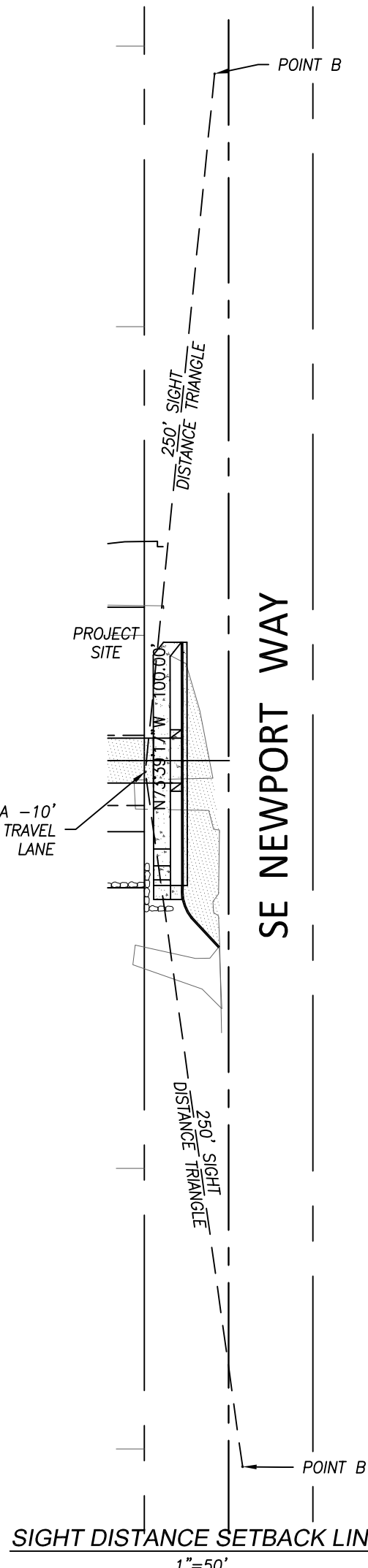
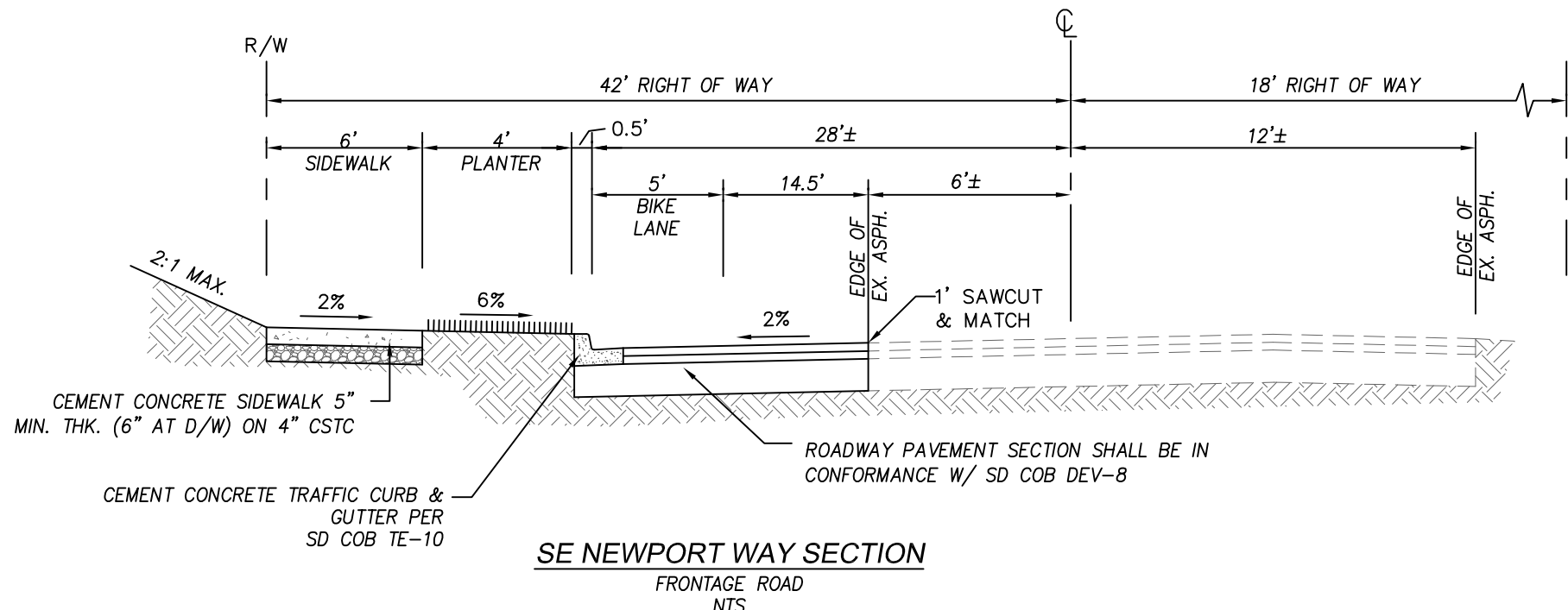
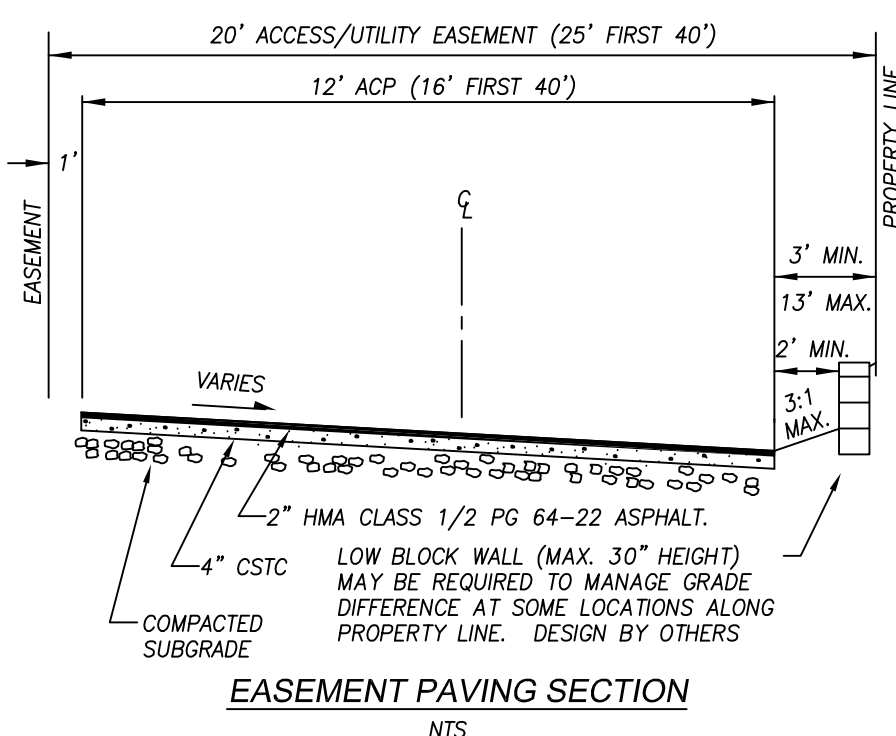
INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY CONCEPT ENGINEERING, INC. SEE THIS SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.

UTILITY CONTACT LIST:

SANITARY SEWER: CITY OF BELLEVUE
WATER: CITY OF BELLEVUE
ELECTRIC: PUGET SOUND ENERGY
PHONE: 1-800-321-4123
PUGET SOUND ENERGY
PHONE: 1-800-321-4123
TELEPHONE: VERIZON
CONTACT: MIKE FESKENS
PHONE: 425-710-4111



TREE TABLE:

ID	Species	Diameter	Factor	Effective Diameter	Retained factor	Retained Diameter
T-1	apple	10	1	10	0	0
T-2	apple	8	1	8	0	0
T-3	apple	10	1	10	0	0
T-4	fir	24	1	24	0	0
T-5	alder	12	0.5	6	0	0
T-6	maple	8	1	8	0	0
T-7	maple	24	1	24	0	0
T-8	cedar	24	1	24	0	0
T-9	maple	16	1	16	0	0
T-10	fir	12	1	12	1	12
T-11	fir	16	1	16	0	0
T-12	maple	10	1	10	1	10
T-13	fir	16	1	16	1	16
T-14	maple	10	1	10	0	0
T-15	maple	8	1	8	0	0
T-16	fir	18	1	18	0	0
T-17	fir	18	1	18	0	0
T-18	maple	8	1	8	0	0
T-19	maple	16	1	16	1	16
T-20	maple	16	1	16	0	0
T-21	maple	8	1	8	0	0
T-22	fir	18	1	18	0	0
T-23	maple	12	1	12	1	12
T-24	maple	12	1	12	1	12
T-25	maple	12	1	12	1	12
T-26	maple	16	1	16	1	16
T-27	maple	8	1	8	1	8
Total		370		364	9	114

Required Retention = 30%
109 Inches

REVISIONS	DESCRIPTION	BY	DATE
1	PER CITY COMMENTS	EDM	02-28-19
2	PER CITY COMMENTS	EDM	05-16-19



2/05/2020

NING LI SHORT PLAT
17023 SE NEWPORT WAY
PRELIMINARY CLEARING, GRADING, ROAD,
STORM & STREET LIGHTING PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO. 13563
DATE 02/05/2020
SCALE 1"=20'
DESIGNED EDM
DRAWN JRA
CHECKED NEM
APPROVED CJA

SHEET 1 of 1